

48-3-13 ✓

44-300

WARRANTY DEED

028212

JOSEPH E. GALLANT and JEANNETTE G. GALLANT of Waterville, County of Kennebec and State of Maine for consideration paid, grant to SHARON J. SMITH of Winslow, County of Kennebec and State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, with buildings thereon, situated in Waterville in the County of Kennebec, and State of Maine, and bounded and described as follows, to wit:

Commencing at a stone bound set in the ground in the northerly and easterly line of an angle in Kennebec Street, thence north twenty-three (23 degrees) degrees fifty-four (54') feet east one hundred eleven and one tenth (111.1) feet along the easterly line of said Kennebec Street to an iron pipe driven in the ground; thence south sixty-six (66 degrees) degrees six (6') feet east, ninety-three (93') feet to an iron pipe driven in the ground; thence south twenty-three (23 degrees) degrees fifty-four (54') feet west ninety-four (94') feet along the westerly line of a right of way hereinafter described to an iron pipe driven in the ground at the intersection of said right of way with the northerly line of Kennebec Street; thence north seventy-six (76 degrees) degrees thirty-one (31') feet west, ninety-four and five tenths (94.5) feet along the northerly line of said Kennebec Street to the stone bound at the point of beginning. Containing nine thousand five hundred and thirty-seven (9537) square feet more or less. Being Lot No. 11 on a plan drawn by E. C. Wilson, C.E., and dated May 31, 1939, and recorded in Plan Book 12, Page 63 of the Kennebec County Registry of Deeds.

All compass directions are computed on the true north and not on magnetic north.

Also a right of way in common with the grantees and others on foot or with vehicles over a right of way extending from the southeast corner of the above described lot on Kennebec Street north twenty-three (23 degrees) degrees fifty-four (54') feet east, along the easterly line of said lot and maintaining at all points a width of twenty-five (25') feet to the southerly line of said Kennebec Street on the north. Said right of way is set forth on said plan of E. C. Wilson.

Subject, however, to certain exceptions and reservations as contained in the Warranty Deed of Lockwood Company to William Maheu dated June 1, 1939, recorded in the Kennebec Registry of Deeds in Book 757, Page 257 to which deed reference is made for further and more particular description of the said exceptions and reservations.

Being the same premises conveyed to Joseph E. Gallant and Jeannette G. Gallant by warranty deed of Linda Vigue Willer and Richard R. Vigue, dated May 31, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2825, Page 85.

TRANSFER
TAX
PAID

44-300

WITNESS our hands and seals this 22nd day of October, 1987.

Mary E. Soule
witness

Joseph E. Gallant
JOSEPH E. GALLANT

to both
witness

Jeannette G. Gallant
JEANNETTE G. GALLANT

THE STATE OF MAINE
Kennebec, ss.

October 22, 1987

Then personally appeared the above named JOSEPH E. GALLANT and
JEANNETTE G. GALLANT and acknowledged the foregoing instrument to
be their free act and deed.

Before me,

Mary E. Soule
Notary Public

Mary E. Soule

MARY E. SOULE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 21, 1990

RECEIVED KENNEBEC SS.

1987 NOV -3 AM 9:00

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